COMM NW COR SEC, RUN E ALONG N L
FT, S 385.42 FT TO POB, E 1347.0
FT TO PT ON N'RLY R/W LINE OF US

DREAMIN N DRIFTIN RV RESORT LLC
8883 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

25-3S-15-00211-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

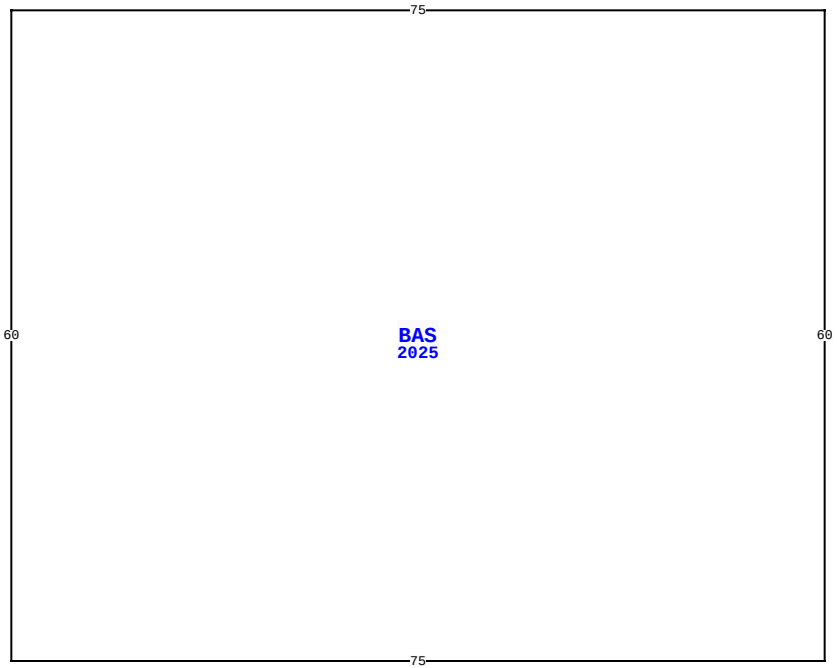
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3600	CAMPS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100	2025	4,500	184,838
TOTALS	4,500			4,500	184,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,500	109.1800	41.49	186,705	2024	2024	0	0	0	1.00	99.00

1 PREF M B A 0% - 2025 Heated Area: 4500 HX Base Yr



8883 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,838
TOTAL MARKET OB/XF VALUE	598,555
TOTAL LAND VALUE - MARKET	296,100
TOTAL MARKET VALUE	1,079,493
SOH/AGL Deduction	252,730
ASSESSED VALUE	826,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	826,763
TOTAL JUST VALUE	1,079,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,084,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054337	Electrical Servic		10/28/2025
000050143	Swimming Pool and	139,725	06/18/2024
000047973	New Commercial Co	300,000	10/24/2023
000048119	Electrical Servic	15,400	09/14/2023
000048120	Electrical Servic	15,400	09/14/2023
000048121	Electrical Servic	15,400	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1592	5/12/2023	QC	U	I	11	329,300
GRANTOR: MILLER PAULA LYNETTE						
GRANTEE: DREAMIN N DRIFTIN R						
1478/2410	11/07/2022	WD	Q	I	01	439,000
GRANTOR: MAYCO FENCE INDUSTRIE						
GRANTEE: MILLER PAULA LYNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,50] N60 E75 S60 W75 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9920	RV SITE	0	0	0	0	100.00	UT	5,000.00	5,000.00	100	2024	2023		97	485,000	
4	0270	POOL COMM	0	0	50	20	1,000.00	UT	85.00	85.00	100	2025	2024		98	83,300	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
6	0120	CLFENCE 4	0	0	0	0	750.00	UT	5.00	5.00	100	2025	2024		100	3,750	
7	0166	CONC,PAVMT	0	0	0	0	1,035.00	UT	3.00	3.00	100	2025	2024		100	3,105	
8	0030	BARN,MT	0	0	20	18	360.00	UT	15.00	15.00	100	2025	2024		100	5,400	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
10	0140	CLFENCE 6	0	0	0	0	80.00	UT	7.50	7.50	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 593,155

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2820	C	RV PARK	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.50	6,000.00	9,000.00	9,000							
2	2820	C	RV PARK	0		A-1	0.00	0.00	31.90	AC		1.00	1.00	1.50	6,000.00	9,000.00	287,100							

REVIEW DATE 03/05/2025 BY Thomas Total Acres: 32.90 Total Land Value: 296,100 Market: 0 Agricultural: 0 Common: 296,100 PRINTED 11/19/2025 BY SYS

COMM NW COR SEC, RUN E ALONG N L
FT, S 385.42 FT TO POB, E 1347.0
FT TO PT ON N'RLY R/W LINE OF US

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2026

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COLUMBIA COUNTY PROPERTY

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NEIGHBORHOOD/LOC	25315.00	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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TOTAL JUST VALUE	1,079,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,084,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048123	Electrical Servic	13,200	09/14/2023
000048132	Electrical Servic	8,800	09/14/2023
000048133	Electrical Servic	11,000	09/14/2023
000048134	Electrical Servic	13,200	09/14/2023
000048135	Electrical Servic	13,200	09/14/2023
000048136	Electrical Servic	13,200	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: MILLER PAULA LYNETTE						
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1478/2410	11/07/2022	WD	Q	I	01	439,000
GRANTOR: MAYCO FENCE INDUSTRIE						
GRANTEE: MILLER PAULA LYNETT						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0166	CONC,PAVMT	0	0	0	0	1,800.00	UT	3.00	3.00	100	2025	2024		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/05/2025 BY Thomas Total Acres: 32.90 Total Land Value: 296,100 Market: 0 Agricultural: 0 Common: 296,100 PRINTED 11/19/2025 BY SYS